

# Montgomery County Council

***From the Office of Councilmember Phil Andrews***

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**For Immediate Release**

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**March 1, 2005**

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## **Andrews Denounces “Culture of Corruption” in Pro-ICC Developer Contributions to Ehrlich and Steele**

Exploiting a gaping loophole in Maryland’s campaign finance law, pro-ICC Konterra developer Kingdon Gould, family members, and entities controlled by them have given more than \$129,000 in political contributions to Maryland state and local politicians and party committees since 1999, according to a study released yesterday by Montgomery County Councilmember Phil Andrews.

The study found that Konterra developer Kingdon Gould and related interests gave \$52,500 to the campaigns of then-gubernatorial candidate and now-Governor Robert Ehrlich and his then-running mate and now-Lt. Gov. Michael Steele between December 2001 and October 2004. On one day — October 17, 2002 — Konterra interests contributed \$20,000 to Steele, five times the state limit on what any individual, partnership or corporation may contribute in a four-year election cycle to any one candidate (an individual, partnership or corporation also may not contribute more than \$10,000 to all candidates combined in a four-year election cycle). Konterra interests gave \$12,000 on September 3, 2002 to then-Congressman Ehrlich.

“What hypocrisy! Governor Ehrlich has denounced ‘the culture of corruption in Annapolis.’ He and Lt. Governor Steele are part of the problem,” said Andrews.

“The timing and size of these political contributions from Kingdon Gould, family members, and Gould partnerships make a mockery of Maryland’s campaign finance laws as well as the claim that the proposed ICC is about traffic relief,” said Andrews, a former executive director of Common Cause of Maryland. “The only thing green about the ICC is the big developer money behind it, and Konterra is exhibit A,” he said.

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Konterra is a proposed 2200-acre mega-development that would include a regional mall located off an intersection of the proposed Intercounty Connector (ICC) near Laurel. Konterra touts its proximity to the ICC on its web site.

Stewart Schwartz, executive director of the Coalition for Smarter Growth, said “This demonstrates that the ICC is all about fueling more development, not traffic relief for Maryland commuters. In fact, the proposed Konterra project is sprawl development that generates the most traffic. It is directly contrary to efforts by Prince George’s County to promote development near transit where people will have more choices for how to get between work, home and stores.” (The Prince George’s County Council unanimously opposes the ICC).

Added Schwartz, “This fits the pattern we’ve seen all too often. Major developer buys land, makes major contributions, and lobbies for taxpayer supported infrastructure. In this case, the Konterra developer would earn windfall profits by locating at a major interchange, while the public gets more traffic.”

The study showed that a number of other elected officials who favor the ICC also received substantial campaign contributions from Gould and Konterra interests between December, 1999 and January, 2005. Then-Prince George’s County Executive Wayne Curry received \$6,050, Anne Arundel County Executive Janet Owens received \$4,500, Baltimore Mayor Martin O’Malley received \$9,000, and Montgomery County Executive Douglas M. Duncan received \$5,300.

The ICC has been promoted by officials who told the public that building the ICC would “relieve gridlock region-wide.” However, according to the State Highway Administration’s Draft Environmental Impact Statement (DEIS) for the ICC, building the ICC would add more traffic to the Beltway in Montgomery County than not building the highway (see attached chart and pages IV-316-317 of the DEIS). The DEIS projects that building the ICC would add 3,000 to 7,000 more vehicles on weekdays on the Beltway at Colesville Road and at Georgia Avenue, and 1,000 more vehicles on the Beltway near its intersection with I-270.

The DEIS also stated that the ICC would not reduce future traffic demand on I-95 or I-270 (page IV-50).

Andrews was executive director of Common Cause Maryland from 1988-1994, led the battle that resulted in the first limits on political action committee (PAC) contributions in Maryland state and county elections (1991), and has championed campaign finance reform as a councilmember. Andrews refuses campaign contributions from all development interests and PACs. He compiled

the data from campaign finance reports filed with the Maryland Board of Elections.

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attachments:

- \*campaign finance study of Konterra-related political contributions;
- \*chart from ICC Draft Environmental Impact Statement regarding negative impact of ICC on the Beltway in Montgomery County, and the ICC's lack of impact on Interstates 270 and 95.

## Cumulated Contributions by Konterra Related Entities

### Cycle 2003-2006

Caleb Gould	\$250
Kingdon Gould	\$7,425
1111 19th St. Assoc. LP	\$5,000
1324 G Street Assoc LLLP	\$4,000
Chase Limited Partnership	\$12,250
Gould Properties	\$440
Gould Property Company	\$1,000
Konterra Limited Partnership	\$1,585
Konterra Realty LLC	\$4,100
Murray Corporation	\$5,000
Parking Management Incorporated	\$8,500
	\$49,550

### Cycle 1999-2002

Kingdon Gould	\$24,100
Caleb Gould	\$500
Mary T. Gould	\$5,000
1111 19th Street Assoc LLP	\$8,600
1324 G Street Assoc LLLP	\$4,000
Chase Limited Partnership	\$7,500
Gould Properties	\$7,500
Gould Property Company	\$5,000
Konterra Driving Range	\$100
Konterra Limited Partnership	\$3,550
Konterra Realty LLC	\$7,750
Second Gould Limited Partnership	\$4,000
Third Gould LLC (Kingdon Gould III)	\$6,500
Murray Corporation	\$4,000
Parking Management Incorporated	\$6,400
	\$94,500

## Konterra-Related Entities Contributions

<i>Account name</i>	<i>Date</i>	<i>Individual name</i>	<i>City</i>	<i>State</i>	<i>Zip</i>	<i>Amount</i>
<b><i>ELECTION CYCLE 2003-2006</i></b>						
Giannetti, John Jr. Citizens For	1/12/2005	1111 19th St. Assoc. LP	Beltsville	MD	20705	\$1,000
Steele, Michael For Maryland Committee	10/14/2004	1111 19th Street Assoc. LP	Beltsville	MD	20705	\$4,000
Ehrlich, Bob For Maryland Committee	9/29/2004	1324 G Street Assoc LLLP	Beltsville	MD	20705	\$4,000
Currie, Ulysses Friends Of	12/2/2004	Caleb	Laurel	MD	20723	\$250
Floreen, Nancy Friends Of	4/30/2004	Chase Limited Partnership	Washington	DC	20036	\$500
Giannetti, John Jr. Citizens For	1/12/2005	Chase Limited Partnership	Washington	DC	20036	\$1,000
Owens, Janet Committee To Elect	3/26/2004	Chase Limited Partnership	Washington	MD		\$1,000
Quinter, Neil Friends Of	12/14/2004	Chase Limited Partnership	Washington	DC	20036	\$100
Quinter, Neil Friends Of	9/29/2003	Chase Limited Partnership	Washington	DC	20036	\$150
Republican State Central Committee Of Maryland	10/2/2003	Chase Limited Partnership	Washington	DC	20036	\$5,000
Steele, Michael For Maryland Committee	10/14/2004	Chase Limited Partnership	Washington	DC	20036	\$4,000
Ulman, Ken Friends Of	5/26/2004	Chase Limited Partnership	Washington	DC	20036	\$500
Guzzone, Guy Friends Of	4/1/2004	Gould Properties	Washington	DC	20036	\$440
Owens, Janet Committee To Elect	3/17/2003	Gould Property Company	Washington	DC	20036	\$1,000
Bartlett, (Joseph) Friends of, for Delegate	11/30/2004	Kingdon	Washington	DC	20036	\$500
Bates Miller Victory Fund Slate	8/18/2004	Kingdon Jr.	Washington	DC	20036	\$500
Bates Miller Victory Fund Slate	10/30/2003	Kingdon Jr.	Washington	DC	20036	\$250
Better Communities Committee Slate	7/21/2003	Kingdon Jr.	Washington	DC	20036	\$375
Guzzone, Guy Friends Of	11/20/2004	Kingdon	Washington	DC	20036	\$200
Howard County Republican Central Committee	5/7/2004	KINGDON	WASHINGTON	DC	20036	\$500
Howard County Republican Central Committee	2/8/2003	KINGDON	Washington D.C.	DC	20036	\$100
Kasemeyer, Ed For Senate Committee	6/19/2003	Kingdon Jr.	D.C.	MD	20036	\$150
O'Malley, Martin Friends Of	3/12/2003	Kingdon	Washington	DC	20036	\$250
Pendergrass, Shane E. R. People For	10/20/2004	Kingdon Jr.	Washington	DC	20036	\$250
Pendergrass, Shane E. R. People For	11/1/2003	Kingdon Jr.	Washington	DC	20036	\$100
Republican Senatorial Slate Committee, The	1/22/2004	Kingdon Jr.	Washington	DC	20036	\$250
Republican Senatorial Slate Committee, The	1/22/2004	Kingdon Jr.	Washington	DC	20036	\$250
Republican State Central Committee Of Maryland	1/11/2005	Kingdon Jr.	Laurel	MD	20723	\$3,750
Duncan, Doug Friends Of	1/11/2005	Konterra Limited Partnership	Washington	DC	20036	\$250
Duncan, Doug Friends Of	6/14/2004	Konterra Limited Partnership	Washington	DC	20036	\$500

Moe, Brian Friends of	1/4/2005	Konterra Limited Partnership		MD		\$185
Taylor, Herman For Montgomery County	1/1/2005	Konterra Limited Partnership	Washington	DC	20036	\$100
Twenty First District Democrats Slate	6/15/2004	Konterra Limited Partnership	Laurel	MD	20708	\$550
Environmental Defense PAC	7/22/2004	Konterra Realty LLC	Beltsville	MD	20705	\$500
Moe, Brian Friends of	10/3/2004	Konterra Realty, LLC	Beltsville	MD	20705	\$150
Moe, Brian Friends of	10/3/2004	Konterra Realty, LLC	Beltsville	MD	20705	\$400
Moe, Brian Friends of	10/22/2003	Konterra Realty, LLC	Beltsville	MD	20705	\$550
Vision For 2006 Slate	7/3/2003	Konterra Realty, LLC	Beltsville	MD	20705	\$2,500
Republican State Central Committee Of Maryland	10/2/2003	Murray Corporation	Ft. Hunt	MD		\$5,000
O'Malley, Martin Friends Of	5/14/2003	Parking Management, Inc.	Washington	DC	20036	\$2,000
Dixon, Sheila Friends For	6/17/2003	PARKING MANAGEMENT, INC.	WASHINGTON	DC	20036	\$1,000
Republican State Central Committee Of Maryland	10/2/2003	Parking Management Inc.	Washington	DC	20036	\$5,000
Duncan, Doug Friends Of	10/31/2003	Parking Management, Inc.	Baltimore	MD	21201	\$250
Dixon, Sheila Friends For	10/25/2004	PARKING MANAGEMENT, INC.	WASHINGTON	DC	20036	\$250
						\$49,550

<i>Account name</i>	<i>Date</i>	<i>Individual name</i>	<i>City</i>	<i>State</i>	<i>Zip</i>	<i>Amount</i>
<b>ELECTION CYCLE 1999-2002</b>						
Ehrlich, Bob For Maryland Committee	9/3/2002	1111 19th Street Assoc LLP	Beltsville	MD	20705	\$4,000
Steele, Michael For Maryland Committee	10/17/2002	1111 19th Street Assoc LLP	Beltsville	MD	20705	\$4,000
Currie, Ulysses Friends Of	12/14/2000	1111 19th Street Associates, L/P	Washington	DC	20036	\$600
Ehrlich, Bob For Maryland Committee	9/3/2002	1324 G Street Assoc LLLP	Beltsville	MD	20705	\$4,000
ACHIEVEMENT 2000; Prince Georgians For A New Millenium Slate	8/23/2002	Caleb	Laurel	MD	20723	\$500
Duncan, Doug Friends Of	5/29/2002	Chase Limited Partnership	Washington	DC	20036	\$1,000
Duncan, Doug Friends Of	12/13/1999	Chase Limited Partnership	Washington	DC	20036	\$500
Ehrlich, Bob For Maryland Committee	9/3/2002	Chase Limited Partnership	Washington	DC	20036	\$4,000
Gray, C. Vernon Citizens For	7/6/2002	Chase Limited Partnership	Washington	DC	20036	\$250
Guzzone, Guy Friends Of	12/4/2001	Chase Limited Partnership	Washington	DC	20036	\$250
Miller, Mike Marylanders For	11/24/1999	Chase Limited Partnership	WASHINGTON	DC	20036	\$250
Pendergrass, Shane E. R. People For	7/1/2002	Chase Limited Partnership	Washington	DC	20036	\$250
Pendergrass, Shane E. R. People For	10/26/2001	Chase Limited Partnership	Washington	DC	20036	\$100
Republican Legislators Committee PAC, Maryland	12/13/1999	Chase Limited Partnership	Washington	DC	20036	\$200
Twenty First District Democrats Slate	9/27/2002	Chase Limited Partnership	Washington	DC	20036	\$500

Ulman, Ken Friends Of	10/31/2001	Chase Limited Partnership	Washington	DC	20036	\$200
O'Malley, Martin Friends Of	3/29/2002	Gould Properties	Washington	DC	20036	\$1,000
Owens, Janet Committee To Elect	8/23/2002	Gould Properties L/P	Washington	DC	20036	\$2,500
Steele, Michael For Maryland Committee	10/17/2002	Gould Properties L/P	Washington	DC	20036	\$4,000
Steele, Michael For Maryland Committee	10/17/2002	Gould Property Company	Washington	DC	20036	\$4,000
Twenty First District Democrats Slate	6/3/2002	Gould Property Company	Washington	DC	20036	\$1,000
Bartlett, (Joseph) Friends of, for Delegate	10/23/2001	Kingdon	Washington	DC	20036	\$100
Bartlett, (Joseph) Friends of, for Delegate	10/23/2001	Kingdon	Washington	MD	20036	\$100
Curry, Wayne For Alliance For Community Progress	5/26/1999	Kingdon Jr.	Washington	DC	20036	\$1,000
Denis, Howard A. Campaign Committee	10/17/2002	KINGDON Jr.	WASHINGTON	DC	20036	\$200
Denis, Howard A. Campaign Committee	10/19/2000	KINGDON Jr.	WASHINGTON	DC	20036	\$500
Denis, Howard A. Campaign Committee	4/5/2000	KINGDON Jr.	WASHINGTON	DC	20036	\$1,000
Duncan, Doug Friends Of	10/8/2000	Kingdon Jr.	Washington	DC	20036	\$200
Ehrlich, Bob For Maryland Committee	3/9/2002	Kingdon	Washington	MD	20036	\$2,000
Flanagan, (Robert L.) Committee To Elect	6/28/2000	Kingdon Jr.	Washington	DC	20036	\$200
Flanagan, (Robert L.) Committee To Elect	9/25/1999	Kingdon Jr.	Washington	DC	20036	\$100
Floreen, Nancy Friends Of	8/21/2002	Kingdon Jr.	Washington	DC	20036	\$1,000
Howard County Republican Central Committee	4/12/2002	KINGDON Jr.	LAUREL	MD	20723	\$200
Howard County Republican Central Committee	1/23/2002	KINGDON Jr.	WASHINGTON	DC	20036	\$350
Howard County Republican Central Committee	2/22/2001	KINGDON Jr.	WASHINGTON	DC	20036	\$450
Howard County Republican Central Committee	1/28/2001	KINGDON Jr.	WASHINGTON	DC	20036	\$250
Howard County Republican Central Committee	6/1/2000	KINGDON Jr.	LAUREL	MD	20723	\$500
Howard County Republican Central Committee	1/9/1999	KINGDON	WASHINGTON	DC	20036	\$250
Lancos, Joan Friends Of	10/24/2002	Kingdon Jr.	Washington	DC	20036	\$2,000
Madden, Marty Friends Of	10/5/2000	Kingdon Jr.	Washington	DC	20036	\$500
McCabe, Chris Friends Of	6/20/2001	Kingdon Jr.	Washington	DC	20036	\$150
McCabe, Chris Friends Of	6/9/2000	Kingdon Jr.	Washington	DC	20036	\$100
McCabe, Chris Friends Of	11/15/1999	Kingdon Jr.	Washington	DC	20036	\$100
McCabe, Chris Friends Of	6/4/1999	Kingdon Jr.	Washington	DC	20036	\$100
Pendergrass, Shane E. R. People For	11/1/2001	Kingdon Jr.	Washington	DC	20036	\$250
Pendergrass, Shane E. R. People For	9/18/1999	Kingdon Jr.	Washington	DC	20036	\$200
Prince George's County Democratic Central Committee	11/4/2002	Kingdon Jr.	Washington	DC	20036	\$7,500
Prince George's County Republican Central Committee	1/11/2002	Kingdon Jr.	Washington	DC	20036	\$4,000
Republican Legislators Committee PAC, Maryland	6/20/2001	Kingdon Jr.	Washington	DC	20036	\$250
Robey, James The Team to Elect	1/21/2002	Kingdon Jr.	Washington	DC	20036	\$300
Ruben, Ida G. Citizens For	7/18/2001	Kingdon	Washington	DC	20036	\$250

Moe, Brian Friends of	9/8/2002	Konterra Driving Range	Beltsville	MD	20705	\$100
Duncan, Doug Friends Of	10/21/2001	Konterra Limited Partnership	Washington	DC	20036	\$100
Duncan, Doug Friends Of	6/19/2001	Konterra Limited Partnership	Washington	DC	20036	\$250
Duncan, Doug Friends Of	6/4/2001	Konterra Limited Partnership	Washington	DC	20036	\$250
Duncan, Doug Friends Of	11/22/2000	Konterra Limited Partnership	Washington	DC	20036	\$250
Duncan, Doug Friends Of	9/20/2000	Konterra Limited Partnership	Washington	DC	20036	\$100
Duncan, Doug Friends Of	9/20/2000	Konterra Limited Partnership	Washington	DC	20036	\$150
Duncan, Doug Friends Of	7/7/2000	Konterra Limited Partnership	Washington	DC	20036	\$500
Goldwater, Marilyn Citizens For	10/15/2001	Konterra Limited Partnership	Washington	DC	20036	\$125
Gordon, Mike For Delegate Committee	6/20/2001	Konterra Limited Partnership	Washington	DC	20036	\$70
Gordon, Mike For Delegate Committee	7/20/2000	Konterra Limited Partnership	Washington	DC	20036	\$105
Hixson, Sheila Friends of Delegate	7/11/2002	Konterra Limited Partnership	Washington	DC	20036	\$100
Hogan, Patrick J. Committee To Elect	6/21/2001	Konterra Limited Partnership	Washington	DC	20036	\$100
Leventhal, George L. Friends Of	5/24/2002	Konterra Limited Partnership	Washington	DC	20036	\$250
Leventhal, George L. Friends Of	11/1/2001	Konterra Limited Partnership	Washington	DC	20036	\$250
O'Malley, Martin Friends Of	11/30/1999	Konterra Limited Partnership	Washington	DC	20036	\$500
Pendergrass, Shane E. R. People For	9/18/2000	Konterra Limited Partnership	Washington	DC	20036	\$100
Pendergrass, Shane E. R. People For	10/7/1999	Konterra Limited Partnership	Washington	DC	20036	\$100
Ruben, Ida G. Citizens For	6/6/2001	Konterra Limited Partnership	Washington	DC	20036	\$250
Anne Arundel Democratic Senatorial Committee Slate	11/28/2000	KONTERRA REALTY LLC	BELTSVILLE	MD	20705	\$250
Anne Arundel Democratic Senatorial Committee Slate	11/28/2000	KONTERRA REALTY LLC	BELTSVILLE	MD	20705	\$250
Anne Arundel Democratic Senatorial Committee Slate	11/28/2000	KONTERRA REALTY LLC	BELTSVILLE	MD	20705	\$250
Anne Arundel Democratic Senatorial Committee Slate	11/28/2000	KONTERRA REALTY LLC	BELTSVILLE	MD	20705	\$250
Curry, Wayne For Alliance For Community Progress	6/21/2001	Konterra Realty LLC	Beltsville	MD	20705	\$25
Curry, Wayne For Alliance For Community Progress	6/21/2001	Konterra Realty LLC	Beltsville	MD	20705	\$25
Curry, Wayne For Alliance For Community Progress	5/24/2001	Konterra Realty LLC	Beltsville	MD	20705	\$1,000
Curry, Wayne For Alliance For Community Progress	5/24/2001	Konterra Realty LLC	Beltsville	MD	20705	\$1,000
Curry, Wayne For Alliance For Community Progress	5/26/1999	Konterra Realty LLC	Beltsville	MD	20705	\$3,000
Miller, Mike Marylanders For	11/23/1999	KONTERRA REALTY LLC	BELTSVILLE	MD	20705	\$500
Better Communities Committee Slate	6/15/2001	Konterra Realty, LLC	Beltsville	MD	20705	\$200
Moe, Brian Friends of	9/4/2002	Konterra Realty, LLC	Beltsville	MD	20705	\$650
Moe, Brian Friends of	9/28/2001	Konterra Realty, LLC	Beltsville	MD	20705	\$100
Moe, Brian Friends of	10/12/2000	Konterra Realty, LLC	Beltsville	MD	20705	\$250
Lancos, Joan Friends Of	10/24/2002	Mary	Laurel	MD	20723-5716	\$2,000
Pendergrass, Shane E. R. People For	9/18/1999	Mary	Laurel	MD	20723	\$250
Pendergrass, Shane E. R. People For	9/25/2000	Mary	Laurel	MD	20723	\$250



Ehrlich, Bob For Maryland Committee	12/3/2001	Mary T.	Laurel	MD	20723	\$500
Ehrlich, Bob For Maryland Committee	3/9/2002	Mary T.	Laurel	MD	20723	\$2,000
Steele, Michael For Maryland Committee	10/17/2002	Second Gould Limited Partnership	Washington	DC	20036	\$4,000
O'Malley, Martin Friends Of	9/1/1999	Third Gould LLC (Kingdon Gould III)	Washington	DC	20036	\$2,500
Steele, Michael For Maryland Committee	10/17/2002	Third Gould LLC (Kingdon Gould III)	Beltsville	MD	20705	\$4,000
Ehrlich, Bob For Maryland Committee	9/9/2002	Murray Corporation	Ft. Hunt	MD		\$4,000
DeGrange, James Ed The Friends Of	5/24/1999	Parking Management, Inc.	Washington	DC	20036	\$150
DeGrange, James Ed The Friends Of	9/13/1999	Parking Management, Inc.	Washington	DC	20036	\$300
Stone, Norman Friends Of Senator	1/10/2000	Parking Management, Inc.	Washington	DC	20036	\$1,000
DeGrange, James Ed The Friends Of	5/23/2000	Parking Management, Inc.	Washington	DC	20036	\$100
DeGrange, James Ed The Friends Of	5/23/2000	Parking Management, Inc.	Washington	DC	20036	\$400
O'Malley, Martin Friends Of	4/25/2001	Parking Management, Inc.	Washington	DC	20036	\$2,750
Duncan, Doug Friends Of	6/19/2001	Parking Management, Inc.	Washington	DC	20036	\$1,000
DeGrange, James Ed The Friends Of	11/21/2001	Parking Management, Inc.	Washington	DC	20036	\$200
Forehand, Jennie Friends Of	5/6/2002	Parking Management Inc.	Washington	DC	20036	\$500
						\$94,500

### Fifteen Recipients of Contributions over \$2000 from Konterra-Related Entities

<i>Account name</i>	<i>Date</i>	<i>Organization name</i>	<i>City</i>	<i>State</i>	<i>Zip</i>	<i>Amount</i>
Steele, Michael For Maryland Committee	10/14/2004	1111 19th Street Assoc. LP	Beltsville	MD	20705	\$4,000
Steele, Michael For Maryland Committee	10/14/2004	Chase Limited Partnership	Washington	DC	20036	\$4,000
Steele, Michael For Maryland Committee	10/17/2002	1111 19th Street Assoc LLP	Beltsville	MD	20705	\$4,000
Steele, Michael For Maryland Committee	10/17/2002	Gould Properties L/P	Washington	DC	20036	\$4,000
Steele, Michael For Maryland Committee	10/17/2002	Gould Property Company	Washington	DC	20036	\$4,000
Steele, Michael For Maryland Committee	10/17/2002	Second Gould Limited Partnership	Washington	DC	20036	\$4,000
Steele, Michael For Maryland Committee	10/17/2002	Third Gould LLC (Kingdon Gould III)	Beltsville	MD	20705	\$4,000
					Total	\$28,000
Ehrlich, Bob For Maryland Committee	9/29/2004	1324 G Street Assoc LLLP	Beltsville	MD	20705	\$4,000
Ehrlich, Bob For Maryland Committee	9/3/2002	1111 19th Street Assoc LLP	Beltsville	MD	20705	\$4,000
Ehrlich, Bob For Maryland Committee	9/3/2002	1324 G Street Assoc LLLP	Beltsville	MD	20705	\$4,000
Ehrlich, Bob For Maryland Committee	9/3/2002	Chase Limited Partnership	Washington	DC	20036	\$4,000
Ehrlich, Bob For Maryland Committee	3/9/2002	Kingdon Gould	Washington	MD	20036	\$2,000
Ehrlich, Bob For Maryland Committee	12/3/2001	Mary T. Gould	Laurel	MD	20723	\$500
Ehrlich, Bob For Maryland Committee	3/9/2002	Mary T. Gould	Laurel	MD	20723	\$2,000
Ehrlich, Bob For Maryland Committee	9/9/2002	Murray Corporation	Ft. Hunt	MD		\$4,000
					Total	\$24,500
Republican State Central Committee Of Maryland	10/2/2003	Chase Limited Partnership	Washington	DC	20036	\$5,000
Republican State Central Committee Of Maryland	1/11/2005	Kingdon Gould	Laurel	MD	20723	\$3,750
Republican State Central Committee Of Maryland	10/2/2003	Murray Corporation	Ft. Hunt	MD		\$5,000
Republican State Central Committee Of Maryland	10/2/2003	Parking Management Inc.	Washington	DC	20036	\$5,000
					Total	\$18,750
Prince George's County Democratic Central Committee	11/4/2002	Kingdon Gould	Washington	DC	20036	\$7,500

Curry, Wayne For Alliance For Community Progress	5/26/1999	Kingdon	Gould	Washington	DC	20036	\$1,000
Curry, Wayne For Alliance For Community Progress	6/21/2001	Konterra Realty LLC		Beltsville	MD	20705	\$25
Curry, Wayne For Alliance For Community Progress	6/21/2001	Konterra Realty LLC		Beltsville	MD	20705	\$25
Curry, Wayne For Alliance For Community Progress	5/24/2001	Konterra Realty LLC		Beltsville	MD	20705	\$1,000
Curry, Wayne For Alliance For Community Progress	5/24/2001	Konterra Realty LLC		Beltsville	MD	20705	\$1,000
Curry, Wayne For Alliance For Community Progress	5/26/1999	Konterra Realty LLC		Beltsville	MD	20705	\$3,000
						Total	\$6,050
Owens, Janet Committee To Elect	3/26/2004	Chase Limited Partnership		Washington	MD		\$1,000
Owens, Janet Committee To Elect	3/17/2003	Gould Property Company		Washington	DC	20036	\$1,000
Owens, Janet Committee To Elect	8/23/2002	Gould Properties L/P		Washington	DC	20036	\$2,500
						Total	\$4,500
O'Malley, Martin Friends Of	4/25/2001	Parking Management, Inc.		Washington	DC	20036	\$2,750
O'Malley, Martin Friends Of	5/14/2003	Parking Management, Inc.		Washington	DC	20036	\$2,000
O'Malley, Martin Friends Of	3/12/2003	Kingdon	Gould	Washington	DC	20036	\$250
O'Malley, Martin Friends Of	3/29/2002	Gould Properties		Washington	DC	20036	\$1,000
O'Malley, Martin Friends Of	11/30/1999	Konterra Limited Partnership Third Gould LLC (Kingdon Gould III)		Washington	DC	20036	\$500
O'Malley, Martin Friends Of	9/1/1999			Washington	DC	20036	\$2,500
						Total	\$9,000
Duncan, Doug Friends Of	12/13/1999	Chase Limited Partnership		Washington	DC	20036	\$500
Duncan, Doug Friends Of	7/7/2000	Konterra Limited Partnership		Washington	DC	20036	\$500
Duncan, Doug Friends Of	9/20/2000	Konterra Limited Partnership		Washington	DC	20036	\$100
Duncan, Doug Friends Of	9/20/2000	Konterra Limited Partnership		Washington	DC	20036	\$150
Duncan, Doug Friends Of	10/8/2000	Kingdon	Gould	Washington	DC	20036	\$200
Duncan, Doug Friends Of	11/22/2000	Konterra Limited Partnership		Washington	DC	20036	\$250
Duncan, Doug Friends Of	6/4/2001	Konterra Limited Partnership		Washington	DC	20036	\$250
Duncan, Doug Friends Of	6/19/2001	Konterra Limited Partnership		Washington	DC	20036	\$250
Duncan, Doug Friends Of	10/21/2001	Konterra Limited Partnership		Washington	DC	20036	\$100
Duncan, Doug Friends Of	5/29/2002	Chase Limited Partnership		Washington	DC	20036	\$1,000
Duncan, Doug Friends Of	6/14/2004	Konterra Limited Partnership		Washington	DC	20036	\$500
Duncan, Doug Friends Of	1/11/2005	Konterra Limited Partnership		Washington	DC	20036	\$250

Duncan, Doug Friends Of	6/19/2001	Parking Management, Inc.		Washington	DC	20036	\$1,000
Duncan, Doug Friends Of	10/31/2003	Parking Management, Inc.		Baltimore	MD	21201	\$250
						Total	\$5,300
Lancos, Joan Friends Of	10/24/2002	Kingdon	Gould	Washington	DC	20036	\$2,000
Lancos, Joan Friends Of	10/24/2002	Mary	T Gould	Laurel	MD	20723-5716	\$2,000
						Total	\$4,000
Prince George's County Republican Central Committee	1/11/2002	Kingdon	Gould	Washington	DC	20036	\$4,000
Howard County Republican Central Committee	5/7/2004	KINGDON	GOULD	WASHINGTON	DC	20036	\$500
Howard County Republican Central Committee	2/8/2003	KINGDON	GOULD	WASHINGTON	DC	20036	\$100
Howard County Republican Central Committee	4/12/2002	KINGDON	GOULD	LAUREL	MD	20723	\$200
Howard County Republican Central Committee	1/23/2002	KINGDON	GOULD	WASHINGTON	DC	20036	\$350
Howard County Republican Central Committee	2/22/2001	KINGDON	GOULD	WASHINGTON	DC	20036	\$450
Howard County Republican Central Committee	1/28/2001	KINGDON	GOULD	WASHINGTON	DC	20036	\$250
Howard County Republican Central Committee	6/1/2000	KINGDON	GOULD	LAUREL	MD	20723	\$500
Howard County Republican Central Committee	1/9/1999	KINGDON	GOULD	WASHINGTON	DC	20036	\$250
						Total	\$2,600
Twenty First District Democrats Slate	6/15/2004	Konterra Limited Partnership		Laurel	MD	20708	\$550
Twenty First District Democrats Slate	9/27/2002	Chase Limited Partnership		Washington	DC	20036	\$500
Twenty First District Democrats Slate	6/3/2002	Gould Property Company		Washington	DC	20036	\$1,000
	5/26/2004	Chase Limited Partnership		Washington	DC	20036	\$500
						Total	\$2,550
Vision For 2006 Slate (Jack Johnson)	7/3/2003	Konterra Realty, LLC		Beltsville	MD	20705	\$2,500
Moe, Brian Friends of	1/4/2005	Konterra Limited Partnership			MD		\$185
Moe, Brian Friends of	10/3/2004	Konterra Realty, LLC		Beltsville	MD	20705	\$150
Moe, Brian Friends of	10/3/2004	Konterra Realty, LLC		Beltsville	MD	20705	\$400

Moe, Brian Friends of	10/22/2003	Konterra Realty, LLC	Beltsville	MD	20705	\$550
Moe, Brian Friends of	9/8/2002	Konterra Driving Range	Beltsville	MD	20705	\$100
Moe, Brian Friends of	9/4/2002	Konterra Realty, LLC	Beltsville	MD	20705	\$650
Moe, Brian Friends of	9/28/2001	Konterra Realty, LLC	Beltsville	MD	20705	\$100
Moe, Brian Friends of	10/12/2000	Konterra Realty, LLC	Beltsville	MD	20705	\$250
					Total	\$2,385
Giannetti, John Jr. Citizens For	1/12/2005	1111 19th St. Assoc. LP	Beltsville	MD	20705	\$1,000
Giannetti, John Jr. Citizens For	1/12/2005	Chase Limited Partnership	Washington	DC	20036	\$1,000
					Total	\$2,000

# KONTERRA

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## About Konterra

### The Premier Business and Residential Community

Konterra is a 2200-acre mixed-use development situated in Prince George's and Montgomery Counties, Maryland straddling Interstate 95 just one exit north of the Capital Beltway. Within 30 minutes of the centers of Washington, D.C. and only 40 minutes from Annapolis and Frederick, Konterra is at the center of the most dynamic economic and cultural area on the Eastern Seaboard.

Konterra will include a mixed-use town center, residential neighborhoods, upscale retail, research and technology campuses. The living and working environments at Konterra will be exceptional due to the number and variety of recreational and other amenities incorporated into the plan.

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### Town Center

The Konterra Town Center will be a carefully planned urban nucleus which will serve as the focus for Konterra and the Baltimore-Washington corridor. [\[click for more information\]](#)

### Residential Neighborhoods

Konterra offers a variety of distinguished residential neighborhoods located near schools, daycare, recreation, worship, employment, and shopping. [\[click for more information\]](#)

### Konterra Business Campus

The Konterra employment area offers a campus style setting of green spaces and amenities with an excellent communication and infrastructure. Access to the area is provided by commuter rail service between Baltimore and Washington. [\[click for more information\]](#)



Konterra Realty ■ 6985 Muirkirk Meadows Drive, Baltimore, MD 21206  
[Konterra@KonterraRealty.com](mailto:Konterra@KonterraRealty.com)

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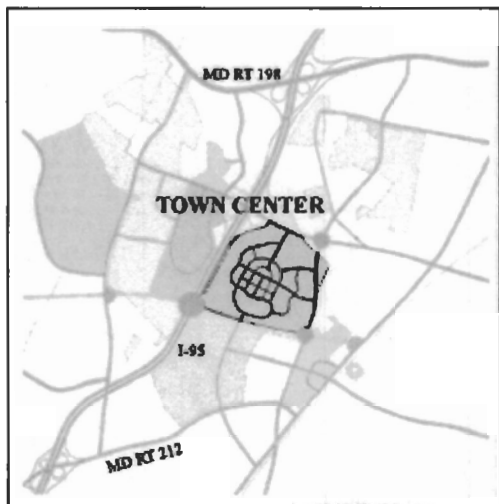
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## Retail at Konterra

### Town Center, Shopping, Entertainment a

#### Konterra Town Center

The Konterra Town Center will be a carefully planned urban nucleus which will serve as the focus for Konterra and the Baltimore-Washington corridor. Within the Town Center will be hotels, condominiums, retail shops, offices and civic buildings all of exceptional architectural design and sited in an active pedestrian-oriented, animated environment including tree lined streets and public parks.


[Print](#)

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#### Location

Bounded by Interstate 95, Contee Road and the planned Intercounty cor

#### Konterra Town Center at a glance:

Acreage:	488 Acres
Zoning:	MXT (mixed use, transportation oriented)
Development Plan:	<ul style="list-style-type: none"> <li>• Office - 5,675,000 square feet</li> <li>• R&amp;D - 1,200,000 square feet</li> <li>• Retail - 300,000 square feet</li> <li>• Hotel - 650 rooms</li> <li>• Residential - 1,400 dwelling units</li> <li>• Civic Cultural - 400,000 square feet</li> </ul>

#### Konterra Regional Mall

The Konterra Regional Mall is being developed on property zoned for tha With dynamic access to I-95 and designed to become the region's leadin mall, it will be anchored by several top department stores and will conta collection of specialty shops.

#### Location

Bounded by Interstate 95, Contee Road and the planned Intercounty cor

#### Konterra Regional Mall at a glance:

Acreage:	200 Acres
Zoning:	CRC (Upscale, Commercial Regional Center)



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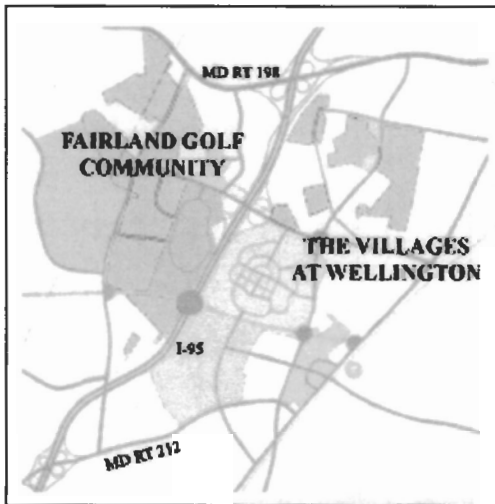
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## Residential Neighborhoods

### Beautiful Community Housing Developments


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#### Fairland Golf Community

A premier golf course community with an idyllic location between Baltimore and Washington, DC. The Fairland Golf Community will offer a multitude of recreational opportunities to enrich your lifestyle.



#### Location

Located in both Prince George's and Montgomery Counties. Bounded by MD-198, Old Gunpowder Road and the Fairland Regional Park.

For more information please contact the following builders:

**Ryland Homes** - (703) 502-5200

**Beazer Homes** - (301) 621-8151

#### Fairland Golf Community at a glance:

Acreage: 234 Acres

Zoning: R-200/TDE RE-2, R-R

Development Plan: 510 single-family dwelling units

#### The Villages at Wellington

Single family homes starting in the upper \$390's within a neighborhood designed to create a real sense of togetherness and community. Conveniently located and ideally situated for commuting to Baltimore or Washington, DC.



#### Location

Bounded by Cherry Lane on the North and bisected by Van Dusen Road

For more information please contact the following builders:

**Ryan Homes [website]** - (301) 470-0100

**NV Homes** - (301) 317-4445

**Caruso Homes** - (301) 490-5099



#### The Villages at Wellington at a glance:

Acreage: 240 Acres

Zoning: RS & R-80



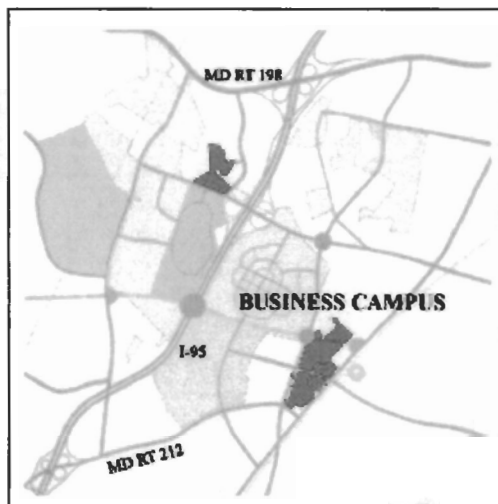
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## Commercial

### Business Campuses and Commercial


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#### Konterra Business Campus

The Konterra employment area offers a campus style setting of green space and amenities with an excellent communication and infrastructure. Access to the campus is provided by commuter rail service between Baltimore and Washington. Konterra provides office and flex space and employs a diverse and skilled workspace.



#### Konterra at Sweitzer Lane

In close proximity to Maryland Route 198 interchange with I-95, and with I-95 visibility, Konterra at Sweitzer Lane provides quality brick buildings, attractive landscaping and a portfolio of flexible, yet cost-effective space for large and small users. Completed in 2001, Phase I provides 50,000 rentable square feet. Phase II will provide 200,000 square feet of office and R&D.



#### Development Projects - Braygreen

Conveniently accessed from U.S. Route 1 adjacent to Laurel City limits, Braygreen will provide 35,250 square feet of Flex / Office space. The building will offer quality design at a reduced price point, attractive landscaping, ten loading docks, and adequate free parking.




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## Contact Us

### Konterra Realty LLC - Directions and Info

**KONTERRA REALTY LLC** is a real estate services organization with line in real estate development, leasing, property management, and construction management. Konterra Realty was formed to excel at providing those specifically targeted commercial opportunities for the benefit of our clients, associates and the projects themselves.

#### Our Location

Located adjacent to route 1 in Beltsville, Maryland, the Konterra Realty c to reach from Routes 95 and 295.

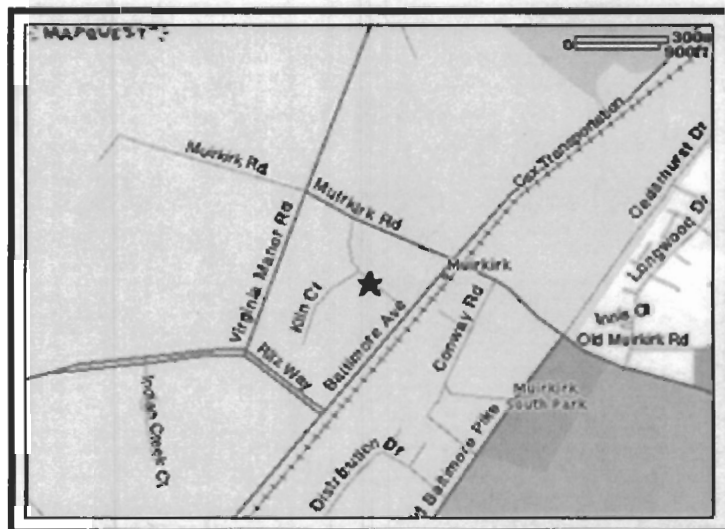
6985 Muirkirk Meadows Drive  
Beltsville, Maryland 20705

**Phone:** (301) 210-5230

**Fax:** (301) 210-5223

**Email:** [Konterra@KonterraRealty.com](mailto:Konterra@KonterraRealty.com)

**Directions:** [Click here for directions from Mapquest](#)



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# State Finds the ICC Would Worsen Beltway Traffic in Montgomery County

Beltway Daily Traffic: Year 2030 Projections				
Beltway Intersection	Current Beltway Traffic Year 2000	No ICC	ICC Corridor 1*	ICC Corridor 2*
Colesville Rd. (US-29)	249,000 vehicles	257,000 vehicles	260,000 vehicles	264,000 vehicles
Georgia Ave. (MD-97)	249,000 vehicles	257,000 vehicles	260,000 vehicles	264,000 vehicles
Connecticut Ave. (MD-185)	244,000 vehicles	251,000 vehicles	250,000 vehicles	255,000 vehicles
I-270	130,000 vehicles	154,000 vehicles	155,000 vehicles	155,000 vehicles

Source: Maryland State Highway Administration & Federal Highway Administration 2004 ICC Draft Environmental Impact Statement (DEIS), section IV, pages 316-317. All numbers are average weekday projections.

\*Corridor 1 is Master Plan Alignment, Corridor 2 is Northern Alignment. Visit [www.iccstudy.org](http://www.iccstudy.org) to read the DEIS.

capacity gained from the ICC diversion would be immediately absorbed by traffic that diverts to the Beltway from other routes. As has been shown in other studies, the ICC serves a different travel market than does the Beltway, which is intended for motorists traveling to and from the communities and employment centers that surround the Washington DC urban core, whereas the purpose of the ICC is to connect the growth corridors of I-270 and I-95 in eastern Montgomery County and northwestern Prince George's County. The ICC study and the ongoing Capital Beltway Study each have included an evaluation of the effect of an extensive express bus network crossing the ICC study area and on the Beltway. The ICC study results show projections of thousands of new transit riders each day, a good portion of whom would be former auto users who switched to transit. The current model for both studies, as well as studies in the past, confirm that an action on either the Beltway or ICC, including the provision of Express Toll Lanes and transit, would not eliminate the need for the other. Each of the facilities has a distinct purpose and aims to fulfill different areas of need. The demand for travel on the Capital Beltway is such that it is expected to operate at or over capacity no matter what improvements are made to the regional transportation system. Thus, although an ICC would not be expected to provide relief to the Beltway, the benefits of an ICC are seen as increased capacity across the screenline totals, thereby increasing mobility choices.

In addition to providing an access-controlled choice for increased east-west mobility, an ICC would provide increased mobility on many east-west roads in the study area. These local roads currently carry a mix of local and longer distance trips, with many above their traffic carrying capacity, and thus operating under congested conditions. An ICC would provide relief to many local roadways by reducing future traffic volumes, and would allow the local roads to accommodate other trips that would take advantage of the available capacity.

Table IV-91

*A through D are intersections in Montgomery County*

East-West Traffic Volumes by Type of Facility (in 1,000s), AWDT

Screenline	Facility	2000	Year 2030				
			(No ICC) No-Action	(Master Plan) Corridor 1	(Northern Alignment) Corridor 2	Corridor 1 Truncated	Corridor 2 Truncated
A I-270	I-370/ ICC	66	96	128	127	127	127
	Other Arterials	510	664	665	663	667	663
	Beltway	130	154	155	155	158	155
	TOTAL	706	914	948	945	952	945
B MD 185/MD 97	ICC	0	0	96	89	95	88
	Other Arterials	228	261	251	241	255	241
	Beltway	244	251	250	255	251	255
	TOTAL	472	512	597	585	601	584
C MD 182/MD 97	ICC	0	0	63	70	61	68
	Other Arterials	191	243	237	238	246	239
	Beltway	249	257	260	264	256	264
	TOTAL	440	500	560	572	563	571

(Conn.  
Area.)

(Georgia  
Area.)

**Table IV-91**

**East-West Traffic Volumes by Type of Facility (in 1,000s), AWDT**

Screenline	Facility	2000	Year 2030				
			No-Action	Corridor 1	Corridor 2	Corridor 1 Truncated	Corridor 2 Truncated
D US 29 <i>Colesville Rd.</i>	ICC	0	0	67	48	63	44
	Other Arterials	155	209	205	196	203	200
	Beltway	249	257	260	264	256	264
	TOTAL	404	466	532	508	522	508
E I-95	ICC	0	0	77	42	73	42
	Other Arterials	143	198	175	186	170	185
	Beltway	232	273	268	272	271	272
	TOTAL	375	471	520	500	514	499
F US 1	ICC	0	0	30	16	0	0
	Other Arterials	106	121	114	124	123	135
	Beltway	236	276	273	272	270	272
	TOTAL	342	397	417	412	393	407

*Note: 2030 Build Alternatives utilize baseline toll rates.*

A close analysis of the screenline data shows a significant difference in how each alternative would impact community mobility or serve to connect the economic development corridors of I-270 and I-95. Corridor 1 has the consistently higher volumes across screenlines A, B, D, E, and F, and much greater at E, the interchange with I-95. In Corridor 2, not as many vehicles would use the ICC at the I-95 interchange, instead using the interchange of I-95 with MD 198.

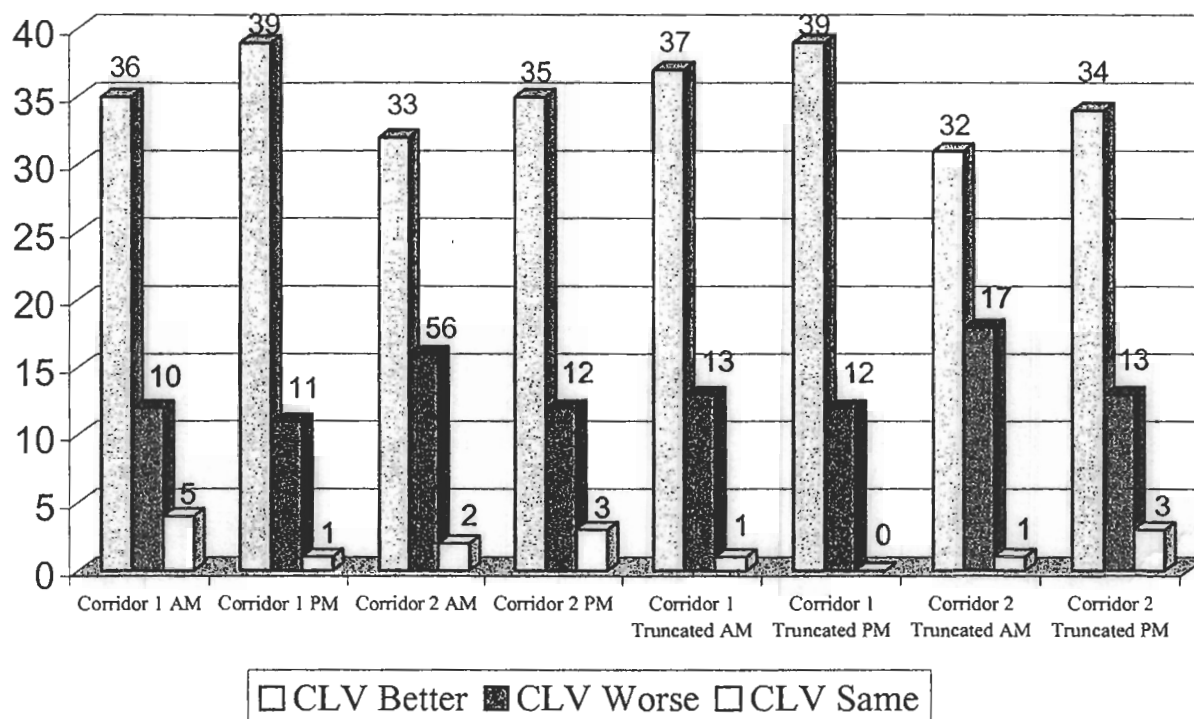
In locating the ICC on Corridor 2, there is a significant impact on the local road network serving the Cloverly and Olney communities in the northern portion of the study area. Corridor 2 runs parallel to MD 28 and MD 198 across the study area, however, at the intersection of MD 198 and MD 650 (New Hampshire Avenue), the ICC would replace MD 28 (Norbeck Road Extended) and MD 28 at MD 182 would become a T-intersection. Replacing this section of MD 28 (Norbeck Road Extended), which would be widened in the future No-Action or Corridor 1 Alternatives, with the ICC has a distinct impact on the local network. Building the ICC in Corridor 2 would essentially remove the additional capacity that MD 198 and MD 28 would provide if the ICC were built on Corridor 1. In Corridor 2, the ICC would serve many of the same trips that would use MD 198 to MD 28 to traverse the northern portion of the study area if the ICC were built in Corridor 1. This traffic that otherwise uses this new road would again have to take a circuitous route under Corridor 2.

The screenline data for Other Arterials also supports this conclusion. At screenline B in the Corridor 2 Alternative, traffic on Other Arterials would be reduced by 8 percent over the No-Action Alternative, and only 4 percent for Corridor 1. At screenline C, traffic on Other Arterials shows about the same reduction for both Corridors, but at screenline D, traffic on Other Arterials



Chart IV-1

## Changes in Intersection LOS vs. No Action



To further demonstrate the operational benefit of the ICC on the study area intersections, the intersections reported in the tables are displayed in **Figures IV-14 through IV-17**. **Figure IV-14** and **Figure IV-15** provide a comparison of the performance of the Corridor 1 and Corridor 2 Alternatives when compared to the No-Action Alternative in the AM peak hour at each intersection. **Figure IV-16** and **Figure IV-17** present the PM peak hour comparisons. The figures also highlight the significant improvements at the intersections that operate under constrained conditions, usually referring to operations at LOS E and F. At those constrained intersections, changes in V/C ratio greater than ten percent are highlighted, and reflect the improvements shown in the previous tables.

Similar to the evaluation for improvements seen at the intersection level on the local roadway network, the changes in travel demand have been evaluated for any potential effect on the existing freeways that bound the study area. **Table IV-103** reflects the expected change in freeway LOS conditions and displays the 2030 No-Action Alternative and comparisons to the 2030 Build Alternatives for I-270, I-95, and I-495. The forecasted AWDT for the freeways in the study area are presented in the *ICC Travel Analysis Technical Report*. As expected, the construction of the ICC, under any Build Alternative, would have a negligible impact on freeway operations in the future. I-270 and I-95 are north-south oriented freeways and therefore demand in the future is not expected to be helped by an ICC. The Capital Beltway is at the lower boundary of the study area and as expected has its own travel market and would not be appreciably impacted by the construction of an ICC.

“I-270 and I-95 are north-south oriented freeways and therefore demand in the future is not expected to be helped by an ICC.”

*Page IV-50 of the DEIS*